







Marlborough Place, Brighton, BN1 1UB

Asking Price £285,000

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A charming 484 sq ft raised ground floor apartment, perfectly situated opposite Victoria Gardens. Featuring an open-plan living space, modern kitchen with breakfast bar, and a double bedroom with fitted storage, it offers contemporary living in a well-maintained period building.

Forming part of a very well maintained period building, this delightful one-bedroom apartment offers a superb opportunity for those seeking a stylish and convenient home in a highly desirable location. Situated on the raised ground floor, the property immediately impresses with its elegant presentation and thoughtful layout, spanning a comfortable 484 square feet.

The heart of this home is undoubtedly the inviting open-plan living space. Bathed in natural light, this versatile area provides ample room for both relaxation and dining, with the added benefit of picturesque views directly towards the verdant expanse of Victoria Gardens. Imagine enjoying your morning coffee or unwinding in the evening, with such a tranquil outlook just beyond your window.

Seamlessly integrated into the open-plan design is a modern fitted kitchen. This contemporary space is not only aesthetically pleasing but also highly functional, boasting a range of sleek units, integrated appliances, and a practical breakfast bar. It is perfect for both everyday meals and entertaining guests, offering a social hub within the apartment.

The generously proportioned double bedroom provides a peaceful sanctuary, complete with fitted storage solutions that maximise space and maintain a clutter-free environment. This ensures a comfortable and organised living experience. Adjacent to the bedroom, the modern fitted bathroom continues the theme of contemporary design, featuring high-quality fixtures and fittings for a luxurious feel.

Further enhancing the appeal of this property is the inclusion of gas central heating, ensuring warmth and comfort throughout the colder months. The apartment's position opposite Victoria Gardens offers immediate access to green space, perfect for leisurely strolls or simply enjoying the outdoors. The well-kept period building itself adds character and charm, reflecting the architectural heritage of the area.

This apartment represents an ideal purchase for first-time buyers, a professional couple, or as a lucrative investment opportunity. Its prime location, coupled with its modern interiors and period charm, makes it a truly exceptional offering on the market.

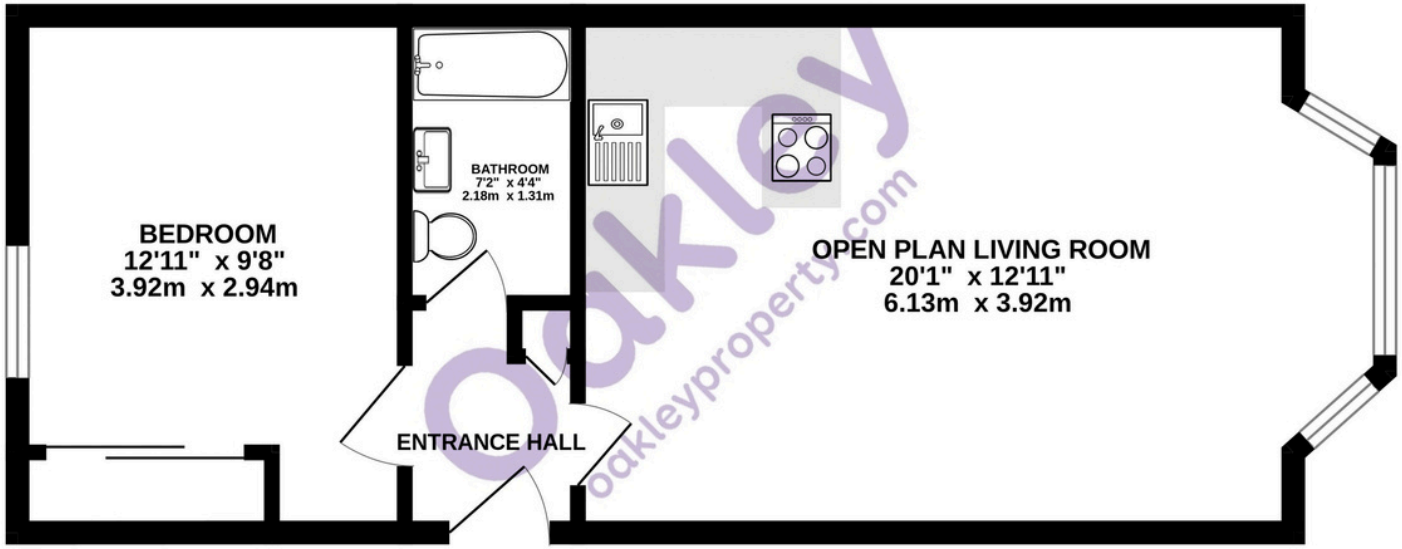








RAISED GROUND FLOOR



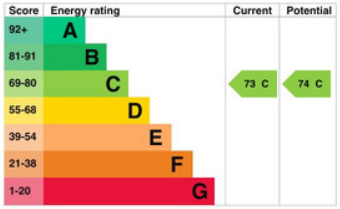
TOTAL FLOOR AREA : 484sq.ft. (45.0 sq.m.) approx.

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Agents Notes

Tenure Leasehold
115 Year Lease Remaining
Service Charge Approx £2,323 Per Annum
Ground Rent Approx £200 Per Annum
Council Tax Band A

Energy Performance Certificate



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